

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension with steps to rear garden and loft additions including new dormers to north and south elevations and barn hip to gable roof conversion. Alterations to fenestration and external materials.
LOCATION:	38 Lansdowne Avenue, Waterloooville, PO7 5BL
REFERENCE NO:	APP/26/00063
APPLICANT:	Mr Andrew May
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	25/02/2026
APPLICATION EXPIRY DATE:	30/03/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 38 Lansdowne Avenue is a semi-detached chalet bungalow located on the north-east corner of the junction between Lansdowne Avenue and Geoffrey Avenue. The site is on a steep gradient such that the private garden is set over a metre lower than the frontage, and a small area at the front of the site is subject to surface water flooding where it sits lower than the road. The property is finished in pebbledash at ground floor with red hanging tiles to the gabled end of the barn hip roof. The roof is barn hipped in grey concrete tiles and fenestration is white uPVC. The entrance to the dwelling is on the side and accessed from Geoffrey Avenue and vehicular access to a double garage and are of hardstanding behind the garden is also from Geoffrey Avenue. The property has been previously extended with a dormer to the north facing roof slope and a single storey extension with steps to a raised terrace area. There is a 1.8m high brick wall to the east of the terrace which steps down to 1.8m high close-boarded fencing. To the west and north boundaries of the garden there is a stepped 1m high brick wall which close-boarded fencing over to approximately 1.8m in height.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey dwellings in a variety of styles and materials. There is a strong precedent within both Lansdowne Avenue and Geoffrey Avenue for hip to gable loft additions with dormers of varying shapes and sizes and the majority of properties have been extended to the rear.

2. Planning History

No relevant history.

3. **Proposal**

Single storey rear extension with steps to rear garden and loft additions including new dormers to north and south elevations and barn hip to gable roof conversion. Alterations to fenestration and external materials.

Officer Comment

The description was revised to include the proposed barn hip to gable addition and alterations to fenestration and external materials.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Southern Water

Existing Gravity Sewer

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

<p>Condition: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission;</p> <p>The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p> <p><u><i>Officer Comment</i></u></p> <p><i>The agent was contacted and has agreed to the recommended pre-commencement condition.</i></p>
<p>Councillor Caren Diamond No comments received.</p>
<p>Councillor Antonia Harrison No comments received.</p>
<p>Councillor Paul Tansom No comments received.</p>

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 7

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area

- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Flood risk
- (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposals comprise the removal of an existing rear dormer and the construction of a new flat roofed dormers to the front and rear roof slopes, as well as a rear addition at ground floor to the side of the existing rear extension. The existing barn hipped roof would be gabled and the pebble dash and hung tiles to the host dwelling would be replaced with white render. Existing grey concrete tiles would be replaced with red plain tiles similar to those on the existing gable end and the proposed dormers would be finished in tiles to match.

- 7.4 The proposed rear extension would infill an area between the existing extension and the west boundary. It would be the same height and depth as the existing extension and would also include steps down to the existing terrace. The proposed extension would not be visible from Lansdown Avenue and there would be little change in appearance when viewed from Geoffrey Avenue, as the addition would be beyond the existing extension. The proposed rear extension is therefore considered to be acceptable.

- 7.5 The roofscape within Lansdown Avenue and Geoffrey Avenue is a mixture of hipped, barn hipped, and gable ends. As such the proposal gable the roof is considered to be acceptable. An existing first floor window within the gable would be removed as part of the works. Flat roofed dormers are also proposed to both roof slopes and would sit back into the roof, back from the front line of the wall below, in from the verge, and below the existing ridge line in accordance with the HBC Design Guide SPD (2011). The proposed dormers would be similar in scale and appearance to those of the adjoining dwelling and would be in materials to match the main roof so that they would not appear overly prominent. The proposed works to the roof are therefore considered to be acceptable.

- 7.6 The materials proposed are white uPVC fenestration to match that of the host dwelling, white render, and red tiles to the roof and dormer cheeks. A number of nearby dwellings have been previously rendered in white or off-white and roofing materials within the street vary in colour and type. The proposed materials are therefore deemed to be acceptable.

- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the east is No.36 Lansdown Avenue, which is the other half of the semi-detached pair. The proposed rear extension has been designed to match the depth of an existing extension at No.36 and the proposed dormers would also be similar or slightly less in depth than existing dormers at this property. The conversion of the barn hip roof to a gable end would not be immediately visible from No.36. Whilst somewhat closer to the

shared boundary, the proposed steps would be similar in height and depth to existing steps from the kitchen to the terrace. Given that the steps would not be of a sufficient depth to form a raised platform, the degree of overlooking towards the rear garden of No.38 would not be significant and the impact to No.36 is overall considered to be limited and acceptable.

- 7.9 To the north is the detached bungalow of No.75 Victoria Avenue, which is set at a lower ground level to the host dwelling. The garages of the two properties lie between the private gardens to that the proposed rear extension would be set at least 19.5m from the garden boundary and the proposed rear dormer would be set approximately 22.85m away. This would be well in excess of the 10m recommended in the HBC Design Guide SPD (2011) and the 20m back-to-back distance between properties, as No.75 would be some 38m from the proposed rear extension. The impact to this property is therefore considered to be limited and acceptable.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from three to four and therefore sufficient parking for three vehicles is required. The existing double garage and hardstanding would be retained, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.12 The site is within Flood Zone 2 and is also at risk of surface water flooding. The agent has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00063 subject to the following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plan 25-032-AMD-00-ZZ-DR-A-0100-01
Existing and Proposed Site Plan 25-032-AMD-00-ZZ-DR-A-0101-P01
Proposed Plans 25-032-AMD-00-GF-DR-A-0201-01
Proposed Elevations 25-032-AM -00-ZZ-DR-A-0401-01
Householder Flood Risk Form received 10 April 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of development, details of measures to be undertaken to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.